

**HIGHWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that **Auburn Office Plaza, L.L.C., a Michigan limited liability company**, whose address is, **1681 E. Auburn Road, Rochester Hills, Michigan 48307** (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number: 15-25-457-034*  
*Commonly Known as: 1681 E. Auburn Road*

for and in consideration of ~~One (\$1.00) Dollar~~ <sup>\$80.00</sup>, receipt of which is hereby acknowledged, does hereby grant and convey to the **City of Rochester Hills, a Michigan Municipal Corporation**, whose address is **1000 Rochester Hills Drive, Rochester Hills, MI 48309**, (hereinafter referred to as "Grantee"), a perpetual easement for highway purposes, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said highway easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.


Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantors have affixed their signatures this 18<sup>th</sup> day of July A.D., 2018.

**Auburn Office Plaza, L.L.C., a Michigan limited liability company**

By:   
Signature

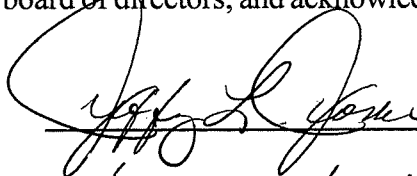
Its: Nitesh Kumar Patel / Member  
Printed Name & Title

By: \_\_\_\_\_  
Signature

Its: \_\_\_\_\_  
Printed Name & Title

STATE OF MICHIGAN     )  
  )SS  
COUNTY OF             )

On this 18<sup>th</sup> day of July A.D., 2018, before me, a Notary Public in and for said County, appeared NITESH KUMAR PATEL and to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the MEMBER and the \_\_\_\_\_ of **Auburn Office Plaza, L.L.C., a Michigan limited liability company**, the corporation named in and which executed the within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument the free act and deed of said corporation.

  
JEFFREY L. JONES  
Notary Public, Oakland County, MI  
Acting in the county of Oakland  
My commission expires May 8, 2020

This instrument drafted by:  
Sameer Hamad  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

Tax Identification Number: 15-25-457-034

WHEN SIGNED RETURN TO:  
Tina Barton, City Clerk  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

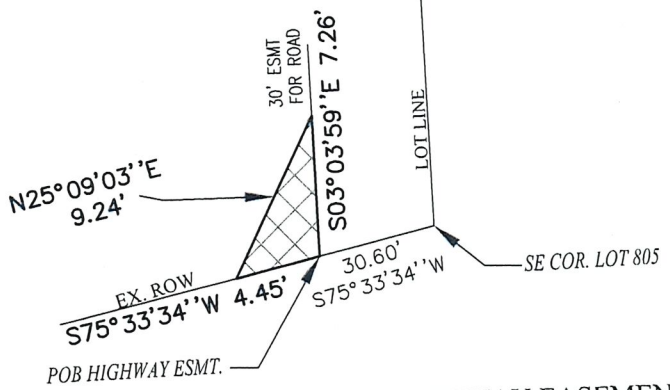
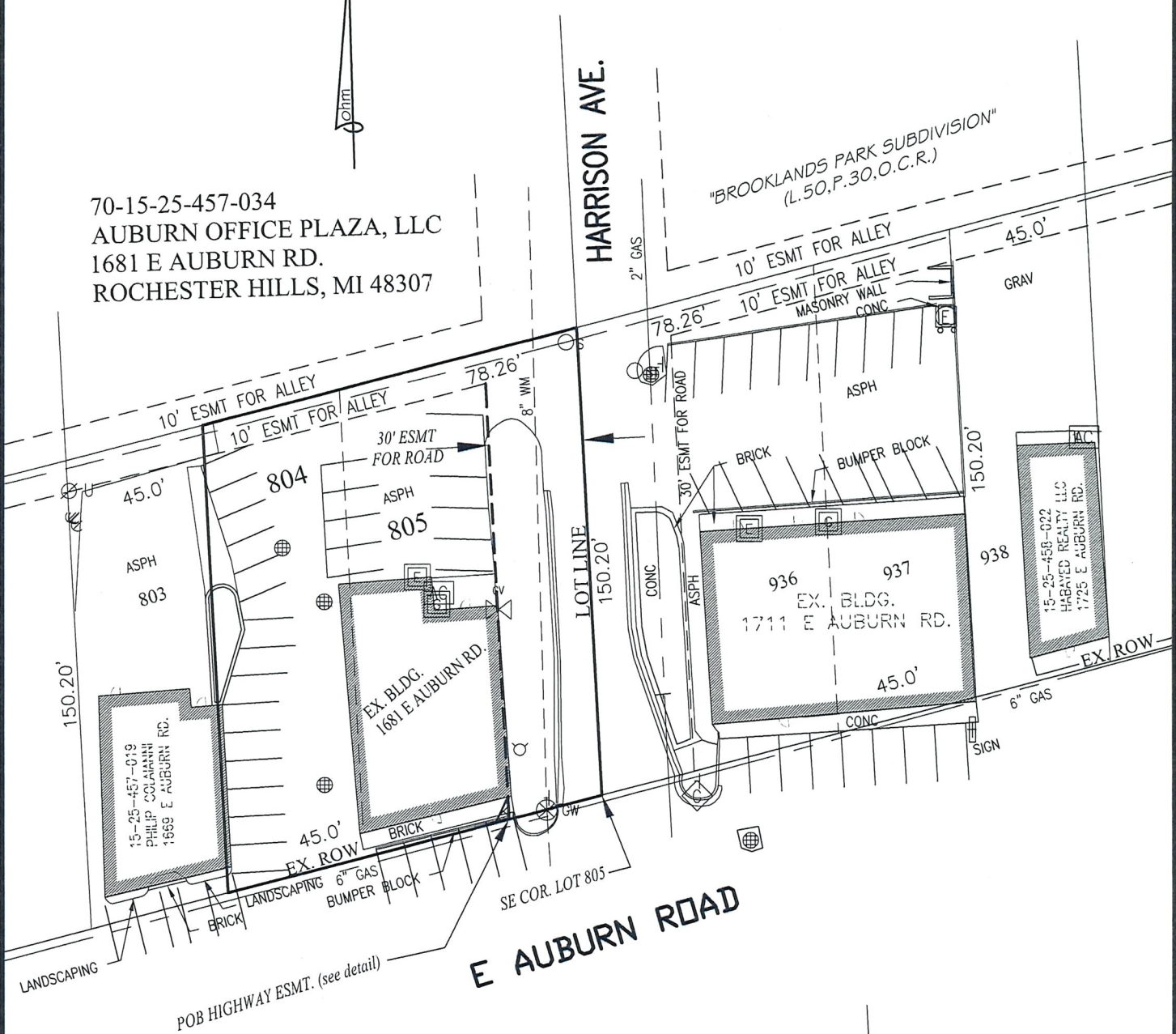
Project: E. Auburn Road     Parcel No. 9

# HIGHWAY EASEMENT SKETCH

Exhibit "A"



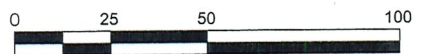
70-15-25-457-034  
 AUBURN OFFICE PLAZA, LLC  
 1681 E AUBURN RD.  
 ROCHESTER HILLS, MI 48307



**DETAIL - HIGHWAY EASEMENT**  
 (not to scale)

**LEGEND**

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT



SCALE: 1" = 50'

**HIGHWAY EASEMENT**  
 PART OF THE SE 1/4 OF SECTION 25  
 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY  
**PARCEL ID# 70-15-25-457-034**

SCALE	H: 1"=50'
SHEET	3
OF 4	



DATE: 04-04-18 CLIENT: CITY OF ROCHESTER HILLS JOB #: 0190-17-0020  
 34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

COPYRIGHT 2015 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM

# HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (70-15-25-457-034)

(Per Title Commitment No. 63-18577925, Issued by ATA National Title Group)

A parcel of land being a part of the SE 1/4 of Section 25, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Lots 804 and 805, both inclusive, "Supervisor's Plat of Brooklands Subdivision", according to the plat thereof as recorded in Liber 50, Page 30 of Plats, Oakland County Records. Subject to all easements and restrictions of record, if any.

## HIGHWAY EASEMENT

A parcel of land being a part of the SE 1/4 of Section 25, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Commencing at the SE corner of Lot 805, "Supervisor's Plat of Brooklands Park Subdivision", according to the plat thereof as recorded in Liber 50, Page 30 of Plats, Oakland County Records; thence S 75°33'34" W 30.60 feet to the Point of Beginning; thence continuing S 75°33'34" W 4.45 feet along the South line of said Lot 805 and the North right of way line of E Auburn Road; thence N 25°09'03" E 9.24 feet; thence S 03°03'59" E 7.26 feet along West line of 30 foot easement for Road to the Point of Beginning.

Contains 16 square feet of land, more or less. Subject to all easements and restrictions of record, if any.

**HIGHWAY EASEMENT**  
PART OF THE SE 1/4 OF SECTION 25  
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY  
**PARCEL ID# 70-15-25-457-034**

SCALE  
H: 1"=50'  
SHEET  
**4**  
OF 4



DATE: 04-04-18 CLIENT: CITY OF ROCHESTER HILLS JOB #: 0190-17-0020

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

COPYRIGHT 2015 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM